

**ZB# 76-12**

**Connie Salomato**

**15-6-6**

76-12 - Salomatoff, Connie - Use Variance

Public Hearing

June 14, 1976 - 8:15 pm.

Notice to papers -

No Orange County P.B.

Fee to T.C.

6/24/76

File w/ T.C.

# GENERAL RECEIPT

2886

Town of New Windsor, N. Y.

Received of Connie Salomattoff June 24, 1976  
\$ 25.00

Twenty-five and 00/100 Dollars

For 3 BIA Application Fee # 76-12

DISTRIBUTION:

FUND	CODE	AMOUNT
25.00		
Check		

BY Charlotte Marcantonio  
Deputy  
 TITLE

Legal Notice  
**PUBLIC NOTICE OF  
 HEARING BEFORE THE  
 ZONING BOARD OF  
 APPEALS**  
 PLEASE TAKE NOTICE that the  
 Zoning Board of Appeals of the  
 TOWN OF NEW WINDSOR, New  
 York will hold a public hearing pur-  
 suant to Section 48-33A of the Zoning  
 Ordinance on the following  
 proposition:  
 Appeal No. 12 of 1976  
 Request of **CONNIE  
 SALOMATOFF** for a Variance of the  
 regulations of the Zoning Local Law  
 to permit Dressmaking shop being a  
 Variance of Section 3-2, Table of Use  
 Regulations - Column A, for prop-  
 erty situated at 84 Lawrence Avenue,  
 New Windsor, New York.  
 SAID HEARING will take place on  
 the 14th day of June, 1976 at the New  
 Windsor Town Hall, 555 Union  
 Avenue, New Windsor, N.Y. beginn-  
 ing at 8:15 o'clock P.M.  
**THEODORE JARGSTORFF**  
 Chairman  
**BY PATRICIA RAZANSKY**  
 Secretary  
 June 5, 1976

**State of New York  
 County of Orange, ss:**

**Olga Trachewsky** , being duly sworn deposes and  
 she  
**says that he is** ..... **Principal Clerk** ..... of **Newburgh-  
 Beacon News Co., Inc., Publisher of The Evening News.**  
**a daily newspaper published and of general circulation in  
 the Counties of Orange and Dutchess, and that the notice  
 of which the annexed is a true copy was published** .....  
 ..... **One Time** .....  
**in said newspaper, commencing on the** ..... **5th** ..... **day of**  
 ..... **June** ..... **A.D., 19 76** , and ending on  
 the ..... **5th** ..... **day of** ..... **June** ..... **A.D., 19 76**

**Subscribed and sworn to before me this**  
 ..... **9th** ..... **June** ..... **19 76**  
 ..... **day of** .....

*Olga Trachewsky*

*Chellis Seachof*

**Notary Public of the State of New York, County of Orange.**  
**MY COMMISSION EXPIRES MARCH 30, 1977**

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----X  
In the Matter of the Application of  
CONNIE SALOMATOFF for a Use Variance.

DECISION DENYING USE VARIANCE

-----X  
WHEREAS CONNIE SALOMATOFF, 43 City Terrace, Newburgh, New York, has made an application for a variance from the provisions of the Town of New Windsor Zoning Local Law, Section 3.2 of the Table of Use Regulations, Column A, under Application #76-12 of the New Windsor Zoning Board of Appeals to allow a dress making operation on property located at 84 Lawrence Avenue, Town of New Windsor, which property is presently in an R-4 zone and which property is further identified as Tax Map Section 15, Block 6, Lot 6; and

WHEREAS the property was purchased by the present owner in 1969 and is not subject to a sale at the present time; and

WHEREAS no order to remedy violation has been issued against the property by the Zoning Inspector; and

WHEREAS the applicant contended in her application as her justification for a use variance that: "neighborhood is gradually becoming commercial. Applicant has an existing dress making business in Newburgh. It would be more efficient and economical to locate in property which applicant owns, and in which applicant would live "; and

WHEREAS a petition was received at the Zoning Board of Appeals objecting to the use variance contemplated, and which petition contained 66 names; and

WHEREAS a public hearing on the application was held by the Zoning Board of Appeals at the Town Hall, New Windsor, New York on the 14th day of June, 1976 at the New Windsor Town Hall, after due notice by publication in The Evening News and due notice to residents and businesses within 500 feet of the subject premises by certified mail; and

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WHEREAS at said hearing the petitioner was represented by Alfred F. Cavalari, Esq.; and

WHEREAS at the public hearing a number of residents were in attendance and objected to the proposed use variance; and

WHEREAS the Zoning Board of Appeals makes the following findings of fact in this matter:

1. The premises which are the subject of the application are already suitable for productive use in the R-4 zone.
2. The use variance if granted would permit a number of different uses on the same parcel of land.
3. The use contemplated by the application for a variance would generate additional traffic and may cause parking problems and congestion.
4. No evidence has been presented that the environment in which the subject premises are located is indeed changing in complexion from a residential zone to a commercial or industrial zone.
5. The residents surrounding the subject premises have over the past years made a concerted effort to upgrade their neighborhood for residential purposes and the use contemplated by the applicants request for a variance would be at odds with the upgrading movement in the general area.

WHEREAS the Zoning Board of Appeals makes the following determinations of law in this matter:


1. The land in question can yield a reasonable return if used in accordance with the purposes permitted by the Zoning Ordinance.
2. The plight of the owner is not due to unique circumstances.
3. The use sought to be authorized by the variance would alter the essential character of the locality which is residential in the immediate vicinity.

WHEREAS the Zoning Board of Appeals of the Town of New Windsor voted on the 14th day of June, 1976 to deny the applicant's request for a variance by a vote of

5 nays - 1 abstention.

NOW THEREFORE BE IT RESOLVED that the Zoning Board of Appeals adopts this resolution denying the use variance sought; and

BE IT FURTHER RESOLVED that a copy of this decision be forwarded to Alfred F. Cavalari, Esq., as attorney for the applicant, the New Windsor Town Clerk, and the New Windsor Town Planning Board.

  
\_\_\_\_\_  
THEODORE JARGSTORFF, Chairman

Dated: July 19<sup>th</sup>, 1976.

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

76-12.  
(Number)

5/18/76  
(Date)

I. Applicant information:

CONNIE SALOMATOFF

(a) 43 CITY TERRACE, NEWBURGH NY 565 7590  
(Name, address and phone of Applicant)

(b) \_\_\_\_\_  
(Name, address and phone of purchaser or lessee)

(c) CAVALARI & LAROCCA, BOX 276 VAILS GATE NY 561 5469  
(Name, address and phone of attorney)

(d) \_\_\_\_\_  
(Name, address and phone of broker)

II. Application type:

- ☒ Use variance  
☐ Area variance  
☐ Sign variance  
☐ Special permit

III. Property information:

(a) R-4 84 LAWRENCE AVE S. 15 B6-L. 6 190' X 200'  
(Zone) (Address) (M B L) (Lot size)

(b) What other zones lie within 500 ft.? NOT IS

(c) Is a pending sale or lease subject to ZBA approval of this application? NO

(d) When was property purchased by present owner? 1969

(e) Has property been subdivided previously? NO When? \_\_\_\_\_

(f) Has property been subject of variance or special permit previously? NO When? \_\_\_\_\_

(g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? NO. If so, when \_\_\_\_\_

(h) Is there any outside storage at the property now or is any proposed?



76-12  
(Number)

5/18/76  
(Date)

I. Applicant information:

CONNIE SALOMATOFF

(a) 43 CITY TERRACE, NEWBURGH N.Y. 565 7590  
(Name, address and phone of Applicant)

(b) \_\_\_\_\_  
(Name, address and phone of purchaser or lessee)

(c) CAVALARI & LARROCCA, BOX 276 VAILS GATE NY 561 5969  
(Name, address and phone of attorney)

(d) \_\_\_\_\_  
(Name, address and phone of broker)

II. Application type:

- ☒ Use variance  
☐ Area variance  
☐ Sign variance  
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III. Property information:

(a) R-4 84 LAWRENCE AVE S. 15 B6-L. 6 190' X 200'  
(Zone) (Address) (M B L) (Lot size)

(b) What other zones lie within 500 ft.? NOT IN

(c) Is a pending sale or lease subject to ZBA approval of this application? NO

(d) When was property purchased by present owner? 1969

(e) Has property been subdivided previously? NO When? \_\_\_\_\_

(f) Has property been subject of variance or special permit previously? NO When? \_\_\_\_\_

(g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? NO. If so, when \_\_\_\_\_

(h) Is there any outside storage at the property now or is any proposed? Describe in detail. NO



IV. Use variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section 3-2, Table \_\_\_\_\_, Column A, to allow

DRESSMAKING

(Describe proposed use)

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

NEIGHBORHOOD IS GRADUALLY BECOMING COMMERCIAL.  
APPLICANT HAS AN EXISTING DRESSMAKING  
BUSINESS IN NEWBURGH, WHICH WOULD BE MORE  
EFFICIENT AND ECONOMICAL TO LOCATE IN PROPERTY  
WHICH APPLICANT OWNS, AND IN WHICH APPLICANT  
WOULD LIVE.



V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yard _____	_____	_____
Reqd. Side Yards <u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yard _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____

\* Residential districts only

\*\* Non-residential districts only

(Describe proposed use)

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

NEIGHBORHOOD IS GRADUALLY BECOMING COMMERCIAL.  
APPLICANT HAS AN EXISTING DRESSMAKING  
BUSINESS IN NEWBURGH, ~~WHICH~~ <sup>IT</sup> WOULD BE MORE  
EFFICIENT AND ECONOMICAL TO LOCATE IN PROPERTY  
WHICH APPLICANT OWNS, AND IN WHICH APPLICANT  
WOULD LIVE.



V.

Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yard _____	_____	_____
Reqd. Side Yards <u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yard _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____

\* Residential districts only

\*\* Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also set forth any efforts you have made to alleviate the difficulty other than this application.

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☐ VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Sign 6	_____	_____	_____
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

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- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law,  
Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

(b) Describe in detail the sign(s) for which you seek a  
variance, and set forth your reasons for requiring  
extra or oversize signs.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(c) What is total area in square feet of all signs on premises including  
signs on windows, face of building, and free-standing signs?

\_\_\_\_\_

☐ VII. Special Permit:

(a) Special permit requested under New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_.

(b) Describe in detail the use and structures proposed for the special permit.

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☐ VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

APPLICANT WOULD BE AGREEABLE TO  
INSTALLING ANY NECESSARY SCREENING IF  
THE BOARD THOUGHT SAME DESIRABLE

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☐ IX. Attachments required:

\_\_\_ Copy of letter of referral from Building and Zoning Inspector.

\_\_\_ Copy of contract of sale, lease or franchise agreement.

\_\_\_ Copy of tax map showing adjacent properties

\_\_\_ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.

\_\_\_ Copy(ies) of sign(s) with dimensions.

\_\_\_ Check in amount of \$ \_\_\_\_\_ payable to Town of New Windsor.  
~~Check in amount of \$ \_\_\_\_\_ payable to Secretary for taking public hearing~~  
Photos of existing premises which show all present signs and landscaping.

(b) Describe in detail the use and structures proposed for the special permit.

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☐ VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

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- \_\_\_ Copy of tax map showing adjacent properties
- \_\_\_ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- \_\_\_ Copy(ies) of sign(s) with dimensions.
- \_\_\_ Check in amount of \$ \_\_\_\_\_ payable to Town of New Windsor.  
~~check in the amount of \$ \_\_\_\_\_ payable to Secretary for taking public hearing~~
- Photos of existing premises which show all present signs and landscaping.
- All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.
- \_\_\_ Other

X. AFFIDAVIT.

Date May 18, 1976

STATE OF NEW YORK)  
                          ) SS.:  
COUNTY OF ORANGE )

The Undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Boomi Salomatzoff  
(Applicant)

Sworn to before me this

18 day of May, 1976

[Signature]

ALFRED F. CAVALARI  
Notary Public in the State of New York  
Residing in and for Orange County  
Commission expires March 30, 1977

XI. ZBA Action:

- (a) Public Hearing date \_\_\_\_\_
- (b) Variance is \_\_\_\_\_
- (c) Special Permit is \_\_\_\_\_
- (c) Conditions and safeguards \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

A FORMAL DECISION WILL FOLLOW  
WHICH WILL BE ADOPTED BY RESO-  
LUTION OF ZONING BOARD OF APPEALS.



The Undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

*Boomi Salomatzoff*  
(Applicant)

Sworn to before me this

18 day of May, 1975

*[Signature]*

ALFRED F. CAVALARI  
Notary Public in the State of New York  
Residing in and for Orange County  
Commission expires March 30, 1977

XI. ZBA Action:

- (a) Public Hearing date \_\_\_\_\_
- (b) Variance is \_\_\_\_\_
- (c) Special Permit is \_\_\_\_\_
- (c) Conditions and safeguards \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A FORMAL DECISION WILL FOLLOW  
WHICH WILL BE ADOPTED BY RESO-  
LUTION OF ZONING BOARD OF APPEALS.



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman  
Ellsworth E. Weyant  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

May 10, 1976

Alfred F. Cavalari  
P.O. Box 276  
Vails Gate, New York 12584

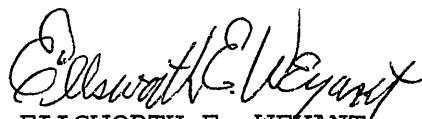
RE: 85 Lawrence Avenue  
Salmotoff

Dear Al:

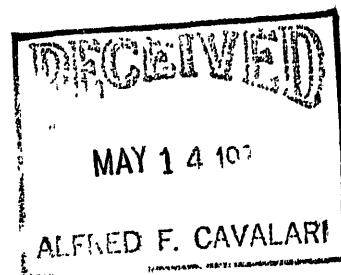
According to my records, the attached list of property owners are within the five hundred feet of the above mentioned property.

The charge for this service is \$40.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

  
ELLSWORTH E. WEYANT  
Sole Assessor  
Town of New Windsor

EEW/pk  
att.





1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman  
Ellsworth E. Weyant  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

*Certified numbers*

*Certified numbers*

715411 Esposito, Anthony & Iolanda  
MD#23 Merline Avenue  
New Windsor, New York 12550

715442 Greiner, Philip G. & Judy  
70 Lawrence Avenue  
New Windsor, New York 12550

715443 Crudele, Michael A. & Dorothy  
74 Lawrence Avenue  
New Windsor, New York 12550

715444 Oliver, William R. & Marie V.  
Box 146 RD#1  
Bloomingburg, New York 12721

715445 Naclerio, John & Stephanie  
87 Merline Avenue  
New Windsor, New York 12550

715446 Taylor, Arlene M.  
C/O Ryan, Walter T.  
77 Merline Avenue  
New Windsor, New York 12550

715447 Vignogna, Joseph D.  
84 Myrtle Avenue  
New Windsor, New York 12550

715448 Palentino, Fannie  
72 Myrtle Avenue  
New Windsor, New York 12550

907512 DeMarco, James A. & Antoinette  
74 Myrtle Avenue  
New Windsor, New York 12550

927513 Crudele, James & Elvira  
90 Myrtle Avenue  
New Windsor, New York 12550

907514 Argenio, Nicola & Santa  
116 Myrtle Avenue  
New Windsor, New York 12550

Spoto, Alfonso & Rosalia 927515  
118 Myrtle Avenue  
New Windsor, New York 12550

Delicio, Daniel & Dolores 927516  
53 Myrtle Avenue  
New Windsor, New York 12550

Grey, Charles K. & Jeanne N. 927517  
63 Bradford Avenue  
New Windsor, New York 12550

Laddick, John J. 927518  
68 Myrtle Avenue  
New Windsor, New York 12550

Yonnone, Cosmo & Carmela 927519  
78 Merline Avenue  
New Windsor, New York 12550

Yannone, thomas J. & Hazel M. 927520  
80 Myrtle Avenue  
New Windsor, New York 12550

Yonnone, Gus J. & Anna 927521  
82 Merline Avenue  
New Windsor, New York 12550

Dougherty, William F. Jr. & Susan M. 927522  
88 Merline Avenue  
New Windsor, New York 12550

Gilfeather, Robert J. & Rose H. 927523  
90 Merline Avenue  
New Windsor, New York 12550

Komar, John 927524  
96 Merline Avenue  
New Windsor, New York 12550



1763

## OFFICE OF THE ASSESSOR

## TOWN OF NEW WINDSOR

Chairman  
Ellsworth E. Weyant  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

927525	Carlstrom, James J. & Anna R. 106 Merline Avenue New Windsor, New York 12550	Hotaling, Howard & Josephine 927536 14 Goodman Avenue New Windsor, New York 12550
927526	Petro, John 8 Park Hill Drive New Windsor, New York 12550	Virgillo, Mary R. 927537 16 Goodman Avenue New Windsor, New York 12550
927527	Vignogna, Daniel J. Sr. & Margaret 111 Myrtle Avenue New Windsor, New York 12550	Smith, Donald J. & Edith H. 927538 24 Goodman Avenue New Windsor, New York 12550
927528	Petro, Elizabeth 109 Myrtle Avenue New Windsor, New York 12550	Zamenick, Matthew F. 927539 58 Melrose Avenue New Windsor, New York 12550
927529	Van Voorhis, Joseph H. & Clara 101 Myrtle Avenue New Windsor, New York 12550	Dicarulo, Maria 927540 64 Melrose Avenue New Windsor, New York 12550
927530	Rossomando, William 20 Roosevelt Place Newburgh, New York 12550	Dicarulo, Anthony R. 927541 66 Melrose Avenue New Windsor, New York 12550
927531	Hotaling, Richard & Mary Ann 95 Myrtle Avenue New Windsor, New York 12550	Hacunda, Edward 927542 RFD 2 Crown Point, New York 12928
927532	Mott, Arthur D. & Clara 91 Myrtle Avenue New Windsor, New York 12550	Gida, Michael A. & Linda J. 927543 89 Lawrence Avenue New Windsor, New York 12550
927533	Dixon, Robert & Nancy 67 Myrtle Avenue New Windsor, New York 12550	Fornal, Stanley J. Jr. 927544 81 Lawrence Avenue New Windsor, New York 12550
927534	Linton, David S. & Frances A. 59 Myrtle Avenue New Windsor, New York 12550	Favata, Jennie & Alfred P. 927545 77 Lawrence Avenue New Windsor, New York 12550
927535	Homin, John F. & Frances 91 Myrtle Avenue New Windsor, New York 12550	Damico, William A. & Maria C. 927546 73 Lawrence Avenue New Windsor, New York 12550



1763

# OFFICE OF THE ASSESSOR

## TOWN OF NEW WINDSOR

Chairman  
Ellsworth E. Weyant  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

927547	Zamenick, Matthew F. 58 Merline Avenue New Windsor, New York 12550	Gerbes, John J. 59 Melrose Avenue New Windsor, New York 12550	927558
927548	Lauctis, Adam MD#23 Melrose Avenue New Windsor, New York 12550	Starr, Edward & Pauline 33 Melrose Avenue New Windsor, New York 12550	927559
927549	Kissam, George & Delores 17 Bradford Avenue New Windsor, New York 12550	Donahue, Thomas P. MD#23 Bradford Avenue New Windsor, New York 12550	927560
927550	Warren, Estelle L. C/O Agnew, John D. 113 Blanche Avenue New Windsor, New York 12550	Stanford, Leroy W. & Rose Marie 53 Melrose Avenue New Windsor, New York 12550	927561
927551	Baranski, Charles & Jane 117 Blanche Avenue New Windsor, New York 12550	Konrad, John & Helen 49 Melrose Avenue New Windsor, New York 12550	927562
927552	Simanoski, Charles Sr. & Anna MD#23 Bradford Avenue New Windsor, New York 12550	Kirk, Frances F. & Jeffrey W. 45 Melrose Avenue New Windsor, New York 12550	927563
927553	Gerbes, Frank & Helen 52 Cedar Avenue New Windsor, New York 12550	Mikutis, Anthony & Helen 44 Melrose Avenue New Windsor, New York 12550	927564
927554	Ruscitti, Joseph & Ida P.O. Box 227 Walden, New York 12586	Pushman, Albert E. Jr. & Audrey R. 46 Melrose Avenue New Windsor, New York 12550	927565
927555	Ortenzo, Alfred & Estelle C. 75 Melrose Avenue New Windsor, New York 12550	Simanoski, Edward & Helen B. 56 Melrose Avenue New Windsor, New York 12550	927566
927556	Hoyer, William E. & Carol Lee 71 Melrose Avenue New Windsor, New York 12550	Malinowski, Peter A. & Thaddeus & Rymaszewski, Wanda 39 Lawrence Avenue New Windsor, New York 12550	927567
927557	Gerbes, Anthony C. & Dolores 69 Melrose Avenue New Windsor, New York 12550	Rymaszewski, Wanda S. MD#23 Lawrence Avenue New Windsor, New York 12550	927568



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman  
Ellsworth E. Weyant  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

927569 Raszcewski, Leo & Frances  
60 Lawrence Avenue  
New Windsor, New York 12550

927570 Young, Paul D. & Ruth  
57 Merline Avenue  
New Windsor, New York 12550

927571 Yonnone, Carmine & Fanny  
51 Merline avenue  
New Windsor, New York 12550

927572 Detoro, Thomas W. & Rose M.  
MD#23 Merline Avenue  
New Windsor, New York 12550

927573 Kohlman, Slavia  
48 Merline Avenue  
New Windsor, New York 12550

927574 Maher, Dennis P. & Joan L.  
54 Merline avenue  
New Windsor, New York 12550

927575 Reidulski, John  
60 Merline Avenue  
New Windsor, New York 12550

927576 Vignogna, Daniel J. Jr.  
41 Myrtle Avenue  
New Windsor, New York 12550

927577 Menga, Bartholew & Alice  
39 Myrtle Avenue  
New Windsor, New York 12550

927578 Menga, Pasquale  
MD#23 39 Myrtle Avenue  
New Windsor, New York 12550

Respectfully submitted,

*Ellsworth E. Weyant*  
ELLSWORTH E. WEYANT  
Sole Assessor  
Town of New Windsor

555 Union Avenue  
New Windsor, N. Y. 12550  
May 25, 1976

Alfred E. Cavalari, Esq.  
Cavalari & Larocca  
P. O. Box 276  
Vails Gate, N.Y. 12584

RE: APPLICATION FOR VARIANCE - SALOMATOFF

Dear Mr. Cavalari:

In accordance with ~~our~~ telephone conversation of May 24, 1976,  
enclosed please find a copy of the petition which was received  
by the Zoning Board of Appeals on May 6, 1976.

Very truly yours,

PATRICIA RAZANSKY,  
Secretary to ZBA

/pr

Enclosure

PUBLIC NOTICE OF HEARING BEFORE  
THE ZONING BOARD OF APPEALS

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the  
TOWN OF NEW WINDSOR, New York will hold a public hearing pursuant  
to Section 48-33A of the Zoning Ordinance on the following  
proposition:

Appeal No. 12  
Request of CONNIE SALOMATOFF  
for a Variance ~~Special Use Permit~~ of the  
regulations of the Zoning Local Law, to permit  
DRESSMAKING SHOP

being a Variance ~~Special Use Permit~~ of  
Section ~~48-9~~ 48-9, 48-4 & 48-5,  
for property situated at: 84 LAWRENCE  
AVE, NEW WINDSOR

SAID HEARING will take place on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y.  
beginning at \_\_\_\_\_ o'clock P. M.

\_\_\_\_\_  
Chairman



555 Union Avenue  
New Windsor, N. Y.  
May 28, 1976

Alfred F. Cavalari, Esq.  
Cavalari & Larocca  
P. O. Box 276  
Vails Gate, N. Y. 12584

RE: APPLICATION FOR VARIANCE #76-12 - CONNIE SALOMATOFF

Dear Mr. Cavalari:

Kindly be advised that I have scheduled the above public hearing before the Zoning Board of Appeals on Monday evening, June 14, 1976 at 8:15 p.m. I shall take care of the public hearing notice if I don't hear from you. However if the date of June 14th is not convenient for you, kindly contact me at 565-8550 as soon as possible.

Very truly yours,

PATRICIA RAZANSKY, Secretary

/pr

*Pat-Action*

*Cavalari & Larocca*

ATTORNEYS AT LAW  
POST OFFICE BOX 276  
VAILE GATE, NEW YORK 12584

*Agenda - 4/26/76*  
*Prelim. meeting*

*Alfred F. Cavalari*

12 April 1976

*Telephone*  
914-561-5969

*Elia M. Larocca*

Mr. Howard Collett  
Zoning Inspector, Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12550

Re: 84 Lawrence Avenue  
New Windsor, N.Y.

Dear Howard:

My client would like to operate a dress shop in the  
above premises. Please advise zoning and if necessary send  
application for variance.

AFC/r1

*R 4 District*

*4/14/76*

Yours truly,

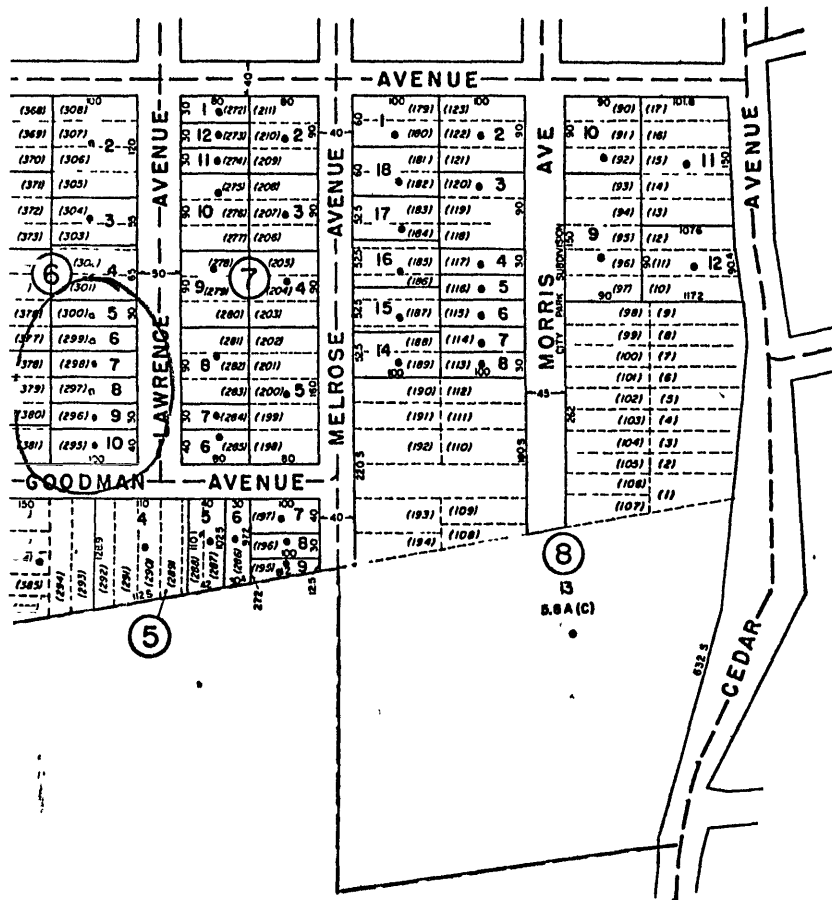
*Alfred F. Cavalari*

ALFRED F. CAVALARI

*Dress shop not a permitted  
use*

*HR Collett*

~~SECRET~~



**SECTION 16**

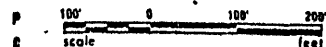
**SECTION 18**

RE

CONNIE  
SALOMATOFF  
84 LAWRENCE AVE.

	FILED PLAN BLOCK NO.	(2)	(3)
	FILED PLAN LOT NO	(10)	
(A/C)	STATE HIGHWAYS	NY STATE HWY NO 17	
	COUNTY HIGHWAYS	COUNTY HWY NO 4	
	TOWN ROADS	TOWN RD 1	

ORANGE COUNTY~NEW YORK



16 of Map: 9-24-67

Date of Revision 3-15-74

**TOWN OF NEW WINDSOR**

Section No. 15

860

ZONING BOARD OF APPEALS  
Town of New Windsor, New York 12550

555 Union Avenue  
New Windsor, N. Y. 12550  
April 19, 1976

Alfred F. Cavalari, Esq.  
Cavalari & Larocca  
P. O. Box 276  
Vails Gate, N. Y. 12584

RE: 84 LAWRENCE AVENUE  
NEW WINDSOR, N.Y.

Dear Mr. Cavalari:

Howard Collett referred your letter of April 12, 1976 to me for action. If you like we can place this matter on the agenda for a preliminary meeting at the Monday evening, April 26th meeting of the Zoning Board of Appeals.

Mr. Collett informs me that this is an R-4 district and that a dress shop is not a permitted use.

Kindly contact me as soon as you receive this letter to let me know if you want a spot on the agenda for April 26th.

Thank you.

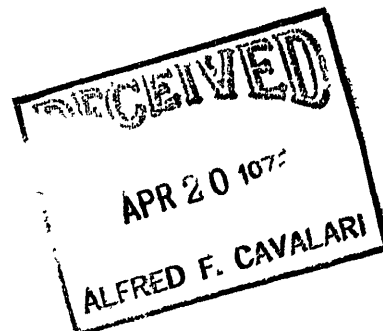
Very truly yours,



PATRICIA RAZANSKY, Secretary

/pr

565  
8550  
7:

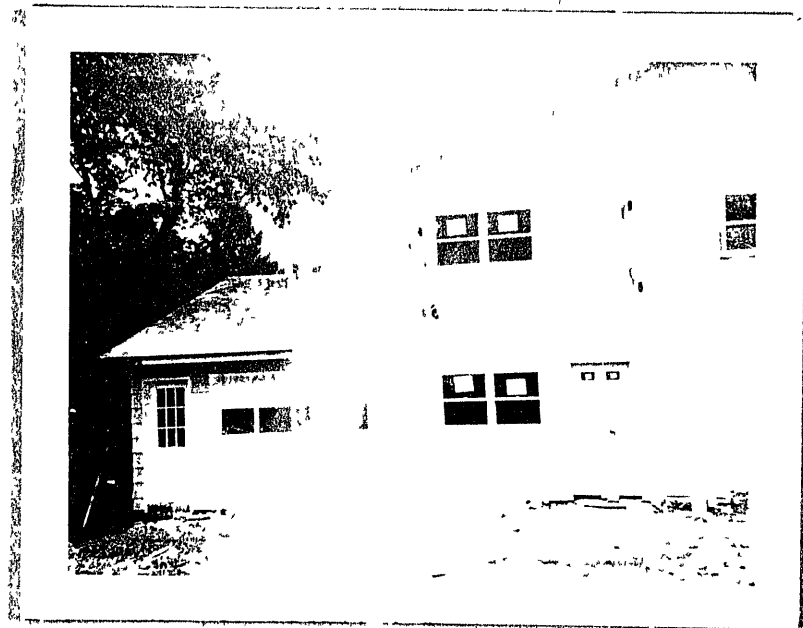


*Cavalari & Larocca*

ATTORNEYS AT LAW  
POST OFFICE BOX 276  
VAILS GATE, NEW YORK 12584

*Alfred J. Cavalari*  
*Elia M. Larocca*

*Telephone*  
914-561-5969



*CONNIE SALOMATOFF*  
*84 LAWRENCE AVE*

*Cavalari & Larocca*

ATTORNEYS AT LAW  
POST OFFICE BOX 276  
VAILS GATE, NEW YORK 12584

*Alfred J. Cavalari*  
*Elia M. Larocca*

*Telephone*  
**914-561-5969**



*CONNIE SALOMATOFF*  
*84 LAWRENCE AVE*

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY

# This Indenture,

Made the 25<sup>th</sup> day of November nineteen hundred and sixty-nine

Between ELIZABETH DWIGHT, presently residing at (no number) Woodlawn Avenue in the Town of New Windsor, County of Orange and State of New York,

part y of the first part,  
and CONNIE SALAMOTOFF, presently residing at Windsor Highway, in the Town of New Windsor, County of Orange and State of New York,

part y of the second part,

Witnesseth, that the part y of the first part, in consideration of

TEN and no/100 \_\_\_\_\_ (\$10.00) \_\_\_\_\_ Dollars,  
lawful money of the United States, and other good and valuable consideration

paid by the part y of the second part

do es hereby grant and release unto the part y of the second part,

and assigns forever,

All that tract or parcel of land together with the buildings and improvements thereon situate in the Town of New Windsor, County of Orange and State of New York, being lots numbered two hundred and ninety-five (295), two hundred ninety-six (296), two hundred ninety-seven (297), two hundred ninety-eight (298), two hundred and ninety-nine (299), and three hundred (300), on a Map or plan of City Park, dated August 16, 1909, made by A. L. Eliot, Civil Engineer, and filed in the Office of the Clerk of Orange County on August 30, 1909, and more particularly described as follows, to wit:

BOUNDED, southeasterly by Lawrence Avenue, one hundred ninety (190) feet; southwesterly by Goodman Avenue, one hundred (100) feet; northwesterly by lots 381, 380, 379, 378, 377, and 376 on said plan one hundred and ninety (190) feet; northeasterly by lot 301 on said plan one hundred (100) feet. Containing according to said plan, nineteen thousand (19,000) square feet, more or less.

TOGETHER with the fee, insofar as the party of the first part has a right to convey the same, of all of the streets and ways shown on said plan, in common with the owners of the other lots shown on said plan, and subject to the right of all of said lot owners to make any customary

Made the  
and sixty-nine

25 24

day of November

nineteen hundred

**Between** ELIZABETH DWIGHT, presently residing at (no number) Woodlawn Avenue in the Town of New Windsor, County of Orange and State of New York,

part y of the first part,  
and CONNIE SALAMOTOFF, presently residing at Windsor Highway, in the Town of New Windsor, County of Orange and State of New York,

part y of the second part,

**Witnesseth,** that the part y of the first part, in consideration of

TEN and no/100 \_\_\_\_\_ (\$10.00) \_\_\_\_\_ Dollars,  
lawful money of the United States, and other good and valuable consideration

paid by the part Y of the second part

do es hereby grant and release unto the part Y of the second part,

and assigns forever,

**All** that tract or parcel of land together with the buildings and improvements thereon situate in the Town of New Windsor, County of Orange and State of New York, being lots numbered two hundred and ninety-five (295), two hundred ninety-six (296), two hundred ninety-seven (297), two hundred ninety-eight (298), two hundred and ninety-nine (299), and three hundred (300), on a Map or plan of City Park, dated August 16, 1909, made by A. L. Eliot, Civil Engineer, and filed in the Office of the Clerk of Orange County on August 30, 1909, and more particularly described as follows, to wit:

BOUNDED, southeasterly by Lawrence Avenue, one hundred ninety (190) feet; southwesterly by Goodman Avenue, one hundred (100) feet; northwesterly by lots 381, 380, 379, 378, 377, and 376 on said plan one hundred and ninety (190) feet; northeasterly by lot 301 on said plan one hundred (100) feet." Containing according to said plan, nineteen thousand (19,000) square feet, more or less.

TOGETHER with the fee, insofar as the party of the first part has a right to convey the same, of all of the streets and ways shown on said plan, in common with the owners of the other lots shown on said plan, and subject to the right of all of said lot owners to make any customary use of said streets and ways.

NO house costing less than four hundred dollars, shall be built on said lots.



BEING the same premises of which Elizabeth Kowalski died seized on the 17th day of April, 1923, she dying intestate and dying at and being a resident of the Town of New Windsor, Orange County, New York.

BEING the same premises conveyed to Charles Kowalski by Martha Williams, Celia Caesar, Madeline MacDowell and Agnes Starr by deed dated July 7, 1950 and recorded in the Orange County Clerk's Office on July 9, 1950 in Liber 1164 of Deeds at page 455.

AND being the same premises deeded from Martha Williams to Elizabeth Dwight dated the 27th day of March, 1969 and recorded in the Office of the Clerk of Orange County the 1st day of April, 1969, in Liber 1816 of Deeds at page 708.

dated July 7, 1950 and recorded in the Orange County Clerk's Office on July 9, 1950 in Liber 1164 of Deeds at page 455.

AND being the same premises deeded from Martha Williams to Elizabeth Dwight dated the 27th day of March, 1969 and recorded in the Office of the Clerk of Orange County the 1st day of April, 1969, in Liber 1816 of Deeds at page 708.

**Together** with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

**To have and to hold** the premises herein granted unto the party of the second part,

and assigns for

And the said party of the first part covenants as follows:

**First.**—That the party of the first part is seized of the said premises in fee simple, and has good right to convey the same,

**Second.**—That the party of the second part shall quietly enjoy the said premises;

**Third.**—That the said premises are free from incumbrances;

**Fourth.**—That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

**Fifth.**—That the party of the first part will forever warrant the title to said premises.

**Sixth.**—That the grantor, in compliance with Section 13 of the Lien Law, covenants that the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and that the grantor will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

**In Witness Whereof,** the party of the first part has hereunto set her hand and seal the day and year first above written.

In presence of:

*Elizabeth Dwight* ..... L. S.  
ELIZABETH DWIGHT  
..... L. S.  
..... L. S.  
..... L. S.

State of NEW YORK  
County of ORANGE

} ss.:

On the 25<sup>th</sup>  
before me came

day of NOVEMBER  
ELIZABETH DWIGHT

nineteen hundred and sixty-nine

to me known and known to me to be the individual described in, and who executed, the foregoing in-


**Fourth.**—That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

**Fifth.**—That the party of the first part will forever warrant the title to said premises.

**Sixth.**—That the grantor, in compliance with Section 13 of the Lien Law, covenants that the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and that the grantor will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

**In Witness Whereof,** the party of the first part has hereunto set her hand and seal the day and year first above written.

In presence of:

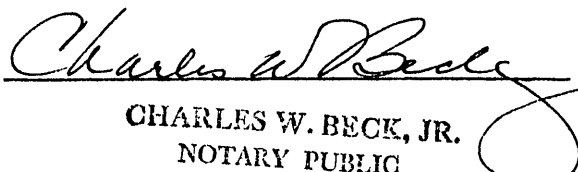
 L. S.  
ELIZABETH DWIGHT  
..... L. S.  
..... L. S.  
..... L. S.

State of NEW YORK  
County of ORANGE

} ss.:

On the 25<sup>th</sup> day of NOVEMBER nineteen hundred and sixty-nine  
before me came ELIZABETH DWIGHT

to me known and known to me to be the individual described in, and who executed, the foregoing instrument, and acknowledged to me that she executed the same.

  
CHARLES W. BECK, JR.  
NOTARY PUBLIC  
Qualified in Orange County N.Y.  
Commission Expires March 30, 1971

LIBER 1835 pg 563